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13898

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

x _____
Affiant

Subscribed and sworn to me on May 8, 2019.

_____
NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 230127 DEEDWARR
05/15/2019 10:18:21 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20190515-0045736

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32469

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Suellen Faris Albert Faris 7232 Althorp Way, Unit V9 Nashville, TN 37211	First Choice Lending 9821 Cogdill Rd #2 Knoxville, TN 37932	172-12-D-447.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nadina P. Chavez, a single woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Suellen Faris and Albert Faris, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. V-9, as shown on Exhibit B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes), of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, in said Register's Office.

Being the same property conveyed to Nadina P. Chavez, a single woman, by Warranty Deed from Rebecca Ann Wildsmith, f/k/a Rebecca Ann Hadzor and spouse, Richard Timothy Wildsmith, dated May 18, 2015, filed for record on May 20, 2015, in Instrument No. 20150520-0046458, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record as Intstrument No. 20050322-0031182 and as Exhibit B1 and B6 of Instrument No. 20050324-0032209,as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826,as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in said Register's Office.
5. Special Convenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C", to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20020408-0042676, in said Register's Office.
7. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422, in said Register's Office.
8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666, in said Register's Office.
9. Charter of the Lenox Village Town Center Association, Inc., of record as Instrumen No. 20031016-0153550, in said Register's Office.
10. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
11. Subject to rights of others in and to the common areas and/or elements.
12. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7232 Althorp Way, Unit V9, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of May, 2019.

Nadina P. Chavez

Nadina P. Chavez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 30, 2019, before me personally appeared Nadina P. Chavez, a single woman to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on May 8, 2019.

Andrea Freeman
NOTARY PUBLIC

My Commission Expires: 3/3/2020

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020